

# FAIRDALE NEIGHBORHOOD PLAN EXECUTIVE SUMMARY



**DRAFT  
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## EXECUTIVE SUMMARY

The Fairdale neighborhood is one of the older rural neighborhoods in Jefferson County. The community was settled near a salt lick in the late 1700's. The area has remained predominately rural centered around the village that developed at the intersections of Fairdale, Manslick, Mt Holly and Mitchell Hill Roads.

Recent improvements in the utility infrastructure have encouraged the development of new housing in the area. Future development decisions should further enhance the village and village center of Fairdale. The community should support continued construction of sidewalks and other features that make the village and village center pedestrian friendly. The expanded development of facilities and activities in Jefferson Memorial Forest will increase traffic through the community and offer opportunities for specialized businesses to serve the visitors to the area.

Roadway improvements should focus on providing adequate facilities for on-street parking in the village center, bikeways and sidewalks to provide alternative modes of movement within and through the community. The City of Parks Initiative proposes connections between major parks and a system of bikeways and trails around Jefferson County. Fairdale is one of the crossroads and directly impacted by these initiatives. Iroquois Park to the north and McNeely Lake Park to the east are two parks that may be connected by parkways and bikeways through Fairdale.

Improvements to community facilities, such as the Fairdale Playtorium, library and a dedicated senior citizens center are desired. The Playtorium offers a limited space where several programs are currently located. However, space limitations impact the size and variety of programs currently available. The library is proposed to be relocated to a new structure in the village center. A study should be conducted to determine the future needs of the community to establish a plan for growth of the Playtorium or other facility to support the needs of the area.

The area has some of the most concentrated and significant environmental limitations in Jefferson County, as can be seen on Core Graphic 5 of the Cornerstone 2020 Comprehensive Plan. These include poor and erodable soils, steep slopes and floodplains. These features will limit the amount of residential development that can occur in the area, but at the same time preserve scenic hillsides and valleys in the area leading to Jefferson Memorial Forest.

The community wishes to see additional residential development with a wider variety of housing styles and prices to create a sound, diverse community. Housing opportunities and facilities for the growing senior citizens community are desired. Such development will enable the neighborhood serving businesses in the village center to grow and expand providing a wider variety of shopping opportunities for residents closer to their homes. The proposed Conservation Subdivision Regulation would offer opportunities for subdivision development while preserving sensitive features in the

area.

The village center requires improvements to enhance the appearance and function of the area. There are several neighborhood serving businesses, however, there is minimal off-street parking available and no on-street parking. Metro government has assisted in constructing sidewalks in the area and this project is on-going.





## SUMMARY OF RECOMMENDATIONS AND PLAN IMPLEMENTATION

[illegible]



|      | RECOMMENDATION  | IMPLEMENTATION RESPONSIBILITY                                  | TIME FRAME         |
|------|---|--|--------------------|
|      | <b>Infrastructure/ Capital Improvements</b>   |  |                    |
| I.1  | Continue Sidewalk Construction in Village Center and Into Surrounding Neighborhoods.              | Louisville Metro Government<br>Kentucky Transportation Cabinet | Ongoing            |
| I.2  | Develop Plans for Streetscape & Roadway Improvements in Village Center                            | Louisville Metro Government<br>Kentucky Transportation Cabinet | Medium 1 - 3 Years |
| I.3  | Acquire Right-of-Way for Street and Intersection Improvements                                     | Louisville Metro Government<br>Kentucky Transportation Cabinet | Medium 1 - 3 Years |
| I.4  | Implement Street and Intersection Improvements for Village Center.                                | Louisville Metro Government                                    | Long               |
| I.5  | Construct Larger Library to Support This Portion of County  | Louisville Metro Government<br>Louisville Free Public Library  | Medium             |
| I.6  | Research Playtorium Facility to Determine Expansion Necessary to Support Youth and Adult Programs | Louisville Metro Parks Department                              | Medium             |
| I.7  | Establish Additional Facilities for Senior Citizens in the Form of a New Community Center         | Louisville Metro Government                                    | Medium             |
| I.8  | Establish Bikeway Corridors Connecting to “City of Parks” Loop Trail                              | Louisville Metro Government                                    | Medium 1 – 3 years |
| I.9  | Parkway between Jefferson Memorial Forest and Iroquois Park                                       | Louisville Metro Government                                    | Long               |
| I.10 | Seek funding to provide underground utilities in Village Center                                   | Louisville Metro Government                                    | Medium             |
| I.11 | Capital and infrastructure improvements completed in a timely manner                              | Fairdale Business Association<br>Metro Development Authority   | Long               |
| I.12 | Construct gateway entrances to Fairdale   | Louisville Metro Government<br>Local Businesses                | Medium 1 - 3 years |
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|     | RECOMMENDATION   | IMPLEMENTATION RESPONSIBILITY                                | TIME FRAME                                      |
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|     | <b>Policy - Programmatic</b>   |  |   |
| P.1 | Encourage development and redevelopment of neighborhood level commercial businesses            | Louisville Metro Government<br>Metro Development Authority   | Begin in short term and extend into the future. |
| P.2 | Work with TARC to develop community serving public transportation system                       | Louisville Metro Government<br>Fairdale Business Association | Short Term                                      |
| P.3 | Encourage Development of Condominium Style Housing Surrounding Village Center                  | Louisville Metro Government                                  | Short Term                                      |
| P.4 | Establish Design Standards for Village and Village Center Form Districts within the Metro Area | Louisville Metro Planning Commission                         | Short Term                                      |
| P.5 | Adopt Conservation Subdivision Regulations   | Louisville Metro Planning Commission                         | Short Term                                      |
| P.6 | Upgrade Housing  | Louisville Metro Government                                  | Short Term                                      |
| P.7 | Redevelopment of existing mobile home communities into affordable housing                      | Louisville Metro Government                                  | Short Term                                      |
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